



INDEPENDENT ESTATE AGENTS

461 Popes Farm, Manchester Road, Blackrod, Bolton, BL6 5SR
£475,000
FOR SALE

A large stone property enjoying superb open views to the rear and positioned in a generous plot with driveway and outbuilding. 4 bedrooms, two large reception rooms and modern presentation.



- SUPERB CHARACTER PROPERTY
- LARGE DRIVEWAY PLUS OUTBUILDING
- KITCHEN APPROXIMATELY THREE YEARS OLD
- JUST OVER 1 MILE TO MOTORWAY AND TRAIN LINKS
- ACCESS TO COUNTRYSIDE
- WELL-PROPORTIONED GARDEN WITH OPEN VIEWS
- SIGNIFICANT ROOM PROPORTIONS
- ALL THREE BATHROOMS UPDATED DURING LAST 10 YEARS
- MANCHESTER COMMUTER BELT FROM POPULAR VILLAGE LOCATION
- POPULAR SCHOOLING ON THE VILLAGE

461 POPES FARM, MANCHESTER ROAD, BLACKROD, BOLTON, BL6 5SR

The Home:

A large stone built property, offering generous room proportions which are not readily apparent from the front.

The home sits within a nicely proportioned plot, include an outbuilding and a substantial driveway.

There are enviable views to the rear and the property immediately overlooks open fields.

To the first floor, there are four bedrooms, one of which is served by an ensuite with the further three bedrooms having access to the main bathroom. To the ground floor there are two significant reception rooms plus a modern kitchen.

During the last 10 years, big ticket items such as the kitchen and bathrooms have been replaced (the kitchen just around three years ago) the windows and doors also have been changed during the last 5 to 10 years.

This charming home is presented in a neutral and thoughtful manner throughout and given the scarcity of homes of this style we would certainly recommend an early viewing.

The seller informs us that the property is Freehold.

Council Tax Band E - £2,665.30

THE AREA

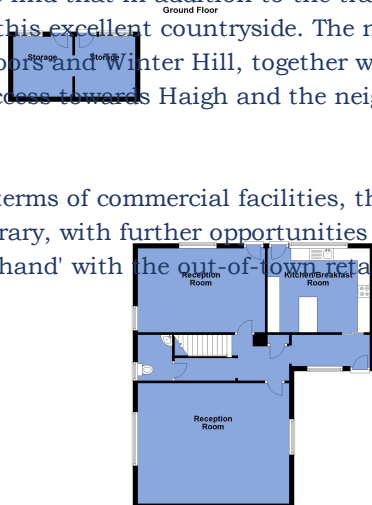
The Area:

Blackrod is a popular village within the BL6 postcode area and therefore benefits from brilliant access to key transport links such as Blackrod train station which is around 1 mile away, as is Junction 6 of the M61. As a result, many locals consider Manchester and the Trafford Centre as an appropriate distance to work, shop and socialise.

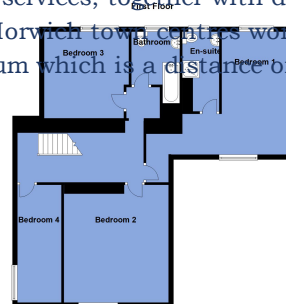
The Ofsted rated 'Outstanding' Blackrod Country Primary School is further up Manchester Road itself and it is worth viewing a satellite image of the property to appreciate the abundance of open space immediately to the front.

We find that in addition to the transport links, a strong factor attracting people to the general area is the access to this excellent countryside. The neighbouring area of Horwich has great access to a stretch of the West Pennine Moors and Winter Hill, together with large areas owned by the Woodland Trust, whilst the village itself includes access towards Haigh and the neighbouring village of Adlington which includes a stretch of the Leeds-Liverpool canal.

In terms of commercial facilities, the village includes a handful of shops and services, together with doctors and a library, with further opportunities available within Adlington, Chorley and Horwich town centres working 'hand-in-hand' with the out-of-town retail development, close to the football stadium which is a distance of around 2.5 miles away.



Total area approx. 180.5 sq. metres (1942.4 sq. feet)
THE FLOOR PLAN IS FOR GUIDANCE ONLY. PLEASE CONTACT THE AGENT FOR A VISUAL REPRESENTATION OF THE PROPERTY AND FOR A VISIT TO THE PROPERTY.



ROOM DESCRIPTIONS

GROUND FLOOR

Hallway

11' 1" x 4' 2" (3.38m x 1.27m) Hallway leads from the official front door on Manchester Road.

Inner Hallway

6' 5" x 6' 1" (1.96m x 1.85m) Stairs to the first floor. Fitted storage which also houses the electric meter and consumer unit.

Cloakroom

3' 6" x 8' 1" (1.07m x 2.46m) Access to understairs storage also.

Ground Floor WC

5' 8" x 4' 8" (1.73m x 1.42m) WC. Hand basin. Tiled floor and gas central heating boiler, which has been regularly serviced.

Reception Room 1

16' 2" x 20' 4" (4.93m x 6.20m) Accessed via the inner hallway. Double aspect with windows to either side. Large stone feature fireplace and hearth with a multi fuel burner. Exposed stone to one additional wall. Ceiling heights measures 8' 0" (2.44m)

Reception Room 2

11' 5" x 17' 4" (max to the alcove) (3.48m x 5.28m) Ceiling height 8' 6" (2.59m). Double aspect with gable window and rear window to the garden. Glass paneled door to the rear.

Kitchen

11' 4" x 13' 9" (3.45m x 4.19m) Rear window with views and also looking to the garden. Integral fridge, freezer, dishwasher. Space and plumbing for a washing machine. Gas hob plus oven and extractor. Breakfast bar within an island unit, fitted off the wall.

FIRST FLOOR

Landing Area

16' 11" x 6' 3" (5.16m x 1.91m) Vaulted ceiling with a beamed finish. Loft access.

Bedroom 1

15' 11" x 13' 9" (4.85m x 4.19m) Window to the front. Part vaulted ceiling, with a ceiling height of 9' 8" x (2.95m)

Bedroom 2

16' 6" x 9' 2" (5.03m x 2.79m) along with a recess area of 5' 4" x 3' 6" (1.63m x 1.07m). There is then further stairs access. Fitted furniture.

En-Suite Shower Room

10' 7" x 4' 10" (3.23m x 1.47m) Rear window. WC. Hand basin and shower.

Bedroom 3

11' 8" x 11' 4" (3.56m x 3.45m) Rear window with elevated views to fields and through to the hills also.

Bedroom 4

15' 10" x 6' 0" (4.83m x 1.83m) Vaulted ceiling, beamed finish. Gable window.

Bathroom

5' 11" x 9' 7" (max) (1.80m x 2.92m) Bath with shower from mains over. WC. Hand basin. Tiled splashback. Tiled floor.

EXTERIOR

Brick Built Out Building

Room 1 8' 1" x 8' 1" (2.46m x 2.46m) Pitched roof. Window. Access door. Power.

Room 2 7' 11" x 8' 2" (2.41m x 2.49m)









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	